

Law Offices of
SUSAN M. TRAGER

A Professional Corporation

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Irvine, California 92612

SUSAN M. TRAGER
OF COUNSEL
FRANCIS D. LOGAN, JR.

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smt@tragerlaw.com

December 23, 2008

Linda Ketellapper, SFD-7-5
U.S. Environmental Protection Agency, Region IX
Superfund Division
75 Hawthorne Street
San Francisco, CA 94105

Re: Response to 104 (e) Request for Information - Omega Superfund Site
Real Property at 11862 Burke Street, Santa Fe Springs, California

Dear Ms. Ketellapper:

Enclosed find responses from Claudette Earl, Trustee, Earl Family Trust,
regarding the above-referenced matter.

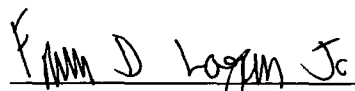
Please direct all future correspondence regarding the Earl Family Trust to the
following:

Francis D. Logan, Jr, Esq.
Law Offices of Susan M. Trager
19712 MacArthur Blvd., Suite 120
Irvine, CA 92612

Please feel free to call if you have any questions or concerns.

Sincerely,

LAW OFFICES OF SUSAN M. TRAGER
A Professional Corporation


Francis D. Logan, Jr.

FDL:ch

Enclosure

cc: Claudette A. Earl
Stephen Berninger

**QUESTIONS AND ANSWERS
FOR
CLAUDETTE EARL, TRUSTEE
CONCERNING
THE FACILITY LOCATED AT 11862 BURKE STREET,
SANTA FE SPRINGS, CA**

(Response to 104 (e) Request for Information - Omega Superfund Site,
Real Property at 11862 Burke Street, Santa Fe Springs, California)

APRIL 25, 2008 USEPA LETTER TO CLAUDETTE EARL:

1. State the full legal name, address, telephone number, position(s) held by and tenure of the individual(s) answering any of these questions concerning The Earl Family Trust Dated January 6, 1973 (the "Trust") and the facility located at 11862 Burke Street, Santa Fe Springs, CA (the "Property").

Robert P. Hess, Esq.
Hess & Hess
445 South Figueroa Street, Suite 2325
Los Angeles, CA 90071 -1602

Attorney for the Trust.

2. State whether the Trust is still currently in effect or whether it has been terminated. If it is still in effect, provide a copy of the trust document, including all attachments and exhibits.

Terminated.

3. Are you [Claudette Earl] a beneficiary of the Trust? If yes, provide all documents evidencing your status as a beneficiary of the Trust. As part of your response, identify all other beneficiaries, if any, of the Trust and provide their full name, address and telephone number.

Not applicable. Trust terminated.

4. Identify the trustee or trustees of the Trust and provide the full name, address and telephone number of all trustees you identify in response to this request.

Not applicable. Trust terminated.

5. EPA research suggests that the Trust previously owned the Property. Identify the entity or individual who sold or otherwise transferred the Property to the Trust. Provide all documents evidencing such sale or transfer and all documents evidencing the Trust's ownership of the Property (i.e., deed or other instrument of conveyance). As part of your response, identify the period of time during which the Trust owned the Property.

The Trust owned the Property from 1973 to 1990. The Trust acquired the Property from William E. Earl and Dot A. Earl on January 29, 1973. See Grant Deed attached at Tab 1.

6. During the Trust's ownership of the Property, did the Trust own the Property jointly with any other individuals or entities? If so, provide the name, address and telephone number of each such joint owner and provide the periods of such joint ownership. In addition, provide all documents evidencing such joint ownership of the Property.

No.

7. Identify the entity or individual to whom the Trust sold or otherwise transferred the Property. Provide all documents evidencing such sale or transfer of the Property (i.e., deeds, property sale agreements). As part of your response, identify the date on which the Trust transferred the Property.

The Trust conveyed the Property to Claudette A. Earl on March 19, 1990. See Grant Deed attached at Tab 2.

8. State whether you are a past or current owner of the Property. If so, provide a copy of the deed or other recorded instrument of conveyance evidencing your ownership of the Property. As part of your response, identify the dates you owned the Property.

Claudette A. Earl, an individual, is the current owner of the Property. See Grant Deed attached at Tab 2.

9. Identify all surviving descendants of Dot A. Earl. For each individual you identify in response to this request, provide such individual's name, address and telephone number.

Claudette A. Earl
c/o Law Offices of Susan M. Trager
19712 MacArthur Blvd., Suite 120
Irvine, CA 92612

10. Identify all prior owners of the Property from 1940 to the date the Trust acquired the Property, and provide the dates each owner owned the Property. Provide copies of all deeds, ownership records and any other documents evidencing each such owner's interest in the Property.

Claudette A. Earl lacks this information except as set forth above. She requests that the EPA obtain this information from public records.

Mr. & Mrs. W. E. Earl
9634 Clancey
Downey, California

MAIL TAX STATEMENTS TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Same as above

DOCUMENTARY TRANSFER TAX \$ -0-
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF GRANTER & LOPIN
Sinda Paleyfeld INCORPORATED
Signature of Declarant or Agent determining tax. Firm Name

Grant Deed

TO 405.1 CA (1-70)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

WITHOUT
~~FOR A VALUABLE~~ CONSIDERATION, receipt of which is hereby acknowledged,
WILLIAM E. EARL and DOT A. EARL

hereby GRANT(S) to WILLIAM E. EARL and DOT A. EARL, as TRUSTEES UNDER
THE EARL FAMILY TRUST DATED JANUARY 6, 1973

the following described real property in the

County of Los Angeles State of California

(DESCRIPTION OF 1 PAGE ATTACHED HERETO)

Dated: January 29th, 1973

William E. Earl
William E. Earl
Dot A. Earl
Dot A. Earl

The undersigned hereby acknowledge and accept delivery of this
Grant Deed and the real property described therein.

Dated January 29th, 1973

William E. Earl
William E. Earl, as Trustee under
the Earl Family Trust dated
January 6, 1973

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

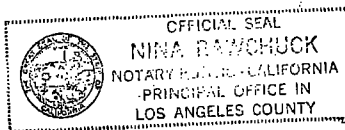
On January 29th, 1973 before me, the under-
signed, a Notary Public in and for said State, personally appeared
WILLIAM E. EARL and
DOT A. EARL

Dot A. Earl
Dot A. Earl, as Trustee under the
Earl Family Trust dated January 6,
1973

known to me
to be the person s whose names are subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature

Nina Rawchuck
Nina Rawchuck



(This area for official notarial seal)

That portion of that part of the 371 acre tract assigned by partition to A. S. C. de Poioreno, as shown on map filed in Case No. 4367, of the Superior Court of the State of California, in and for the County of Los Angeles, and that portion of that part of the 118 acre tract assigned by said partition to Jose S. Colima, in the Colima Tract in the Rancho Santa Gertrudes, as shown on said map described in deed to Country Lane Farms, recorded in book 38026 page 397 of Official Records, in the office of the Recorder of the County of Los Angeles, described as follows:

PARCEL A: Beginning at the intersection of a line which is parallel with and 228.00 feet northerly, measured at right angles, from the southerly line having a length of "18 chains", as described in said deed to Country Lane Farms, with the centerline of the strip of land 40.00 feet wide, as described in deed to the County of Los Angeles, recorded in book 933 page 198 of Deeds, in the office of said recorder, said centerline being the centerline of that portion of Dice Road, 40.00 feet wide, extending southerly from Slauson Avenue, as said centerline and Slauson Avenue are shown on the map of the Record of Survey recorded in book 65 page 38 in the office of the recorder of said county; thence from said point of beginning South $86^{\circ} 27' 00''$ East, along first said parallel line, 553.95 feet to the true point of beginning; thence continuing along said parallel line South $86^{\circ} 27' 00''$ East 150.00 feet; thence South $3^{\circ} 33' 00''$ West 228.00 feet to the southerly line of said land of Country Lane Farms; thence along said southerly line North $86^{\circ} 27' 00''$ West 150.00 feet; thence North $3^{\circ} 33' 00''$ East 228.00 feet to the true point of beginning.

PARCEL B: A 36.00 foot easement for road and public utility purposes, with the right of ingress and egress over and across said 36.00 foot strip, the southerly line of which is described as follows:

Beginning at the intersection of a line which is parallel with and 228.00 feet Northerly, measured at right angles, from the southerly line having a length "18 chains", as described in said deed to Country Lane Farms, with the centerline of the strip of land 40.00 feet wide, as described in deed to the County of Los Angeles, recorded in book 933 page 198, of Deeds, in the office of said recorder, said centerline being the centerline of that portion of Dice Road, 40.00 feet wide, extending southerly from Slauson Avenue, as said centerline and Slauson Avenue are shown on the map of the Record of Survey recorded in book 65 page 38 in the office of the recorder of said county; thence from said point of beginning South $86^{\circ} 27' 00''$ East, along first said parallel line, 853.95 feet.

The northerly and southerly lines of said 36.00 foot strip are to be shortened so as to terminate in the easterly line of Dice Road, 40.00 feet wide.

RESERVING unto the Grantor the right to dedicate said 36.00 foot strip for public use for highway purposes.

EXCEPTING THEREFROM, and reserving unto Grantor, all water, oil, gas and other hydrocarbon substances in and under said land, but without right of entry, however, except below a depth of 500 feet.

SUBJECT TO: Conditions, restrictions, reservations, easements, rights and rights of way of record.

9634 Clancey
Downey, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Same as above

DOCUMENTARY TRANSFER TAX \$ -0-
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF PURCHASE & LOPIN
Linda R. Rife INCORPORATED
Signature of Declarant or Agent determining tax. Firm Name

Grant Deed

TO 405.1 CA (1-70)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

WITHOUT
~~FOR A VALUABLE~~ CONSIDERATION, receipt of which is hereby acknowledged,

WILLIAM E. EARL and DOT A. EARL

hereby GRANT(S) to WILLIAM E. EARL and DOT A. EARL, as TRUSTEES UNDER
THE EARL FAMILY TRUST DATED JANUARY 6, 1973

the following described real property in the
County of Los Angeles, State of California:

That portion of that part of the 371 acre tract assigned by partition to A. S. C. de Pollioreno, as shown on map filed in Case No. 4367, of the Superior Court of the State of California, in and for the County of Los Angeles, and that portion of that part of the 118 acre tract assigned by said partition to Jose S. Colima, in the Colima Tract in the Rancho Santa Gertrudes, as shown on said map described in deed to Country Lane Farms, recorded in book 38026 page 397 of Official Records, in the office of the Recorder of the County of Los Angeles, described as follows:

PARCEL A: Beginning at the intersection of a line which is parallel with and 228.00 feet northerly, measured at right angles, from the southerly line having a length of "18 chains", as described in said deed to Country Lane Farms, with the centerline of the strip of land 40.00 feet wide, as described in deed to the County of Los Angeles, recorded in book 933 page 198 of Deeds, in the office of said recorder, said centerline being the centerline of that portion of Dice Road, 40.00 feet wide, extending southerly from Slauson Avenue, as said centerline and Slauson Avenue are shown on the map of the Record of Survey recorded in book 65 page 38 in the office of the recorder of said county; thence from said point of beginning South 86° 27' 00" East, along first said parallel line, 553.95 feet to the true point of beginning; thence continuing along said parallel line South 86° 27' 00" East 150.00 feet; thence South 3° 33' 00" West 228.00 feet to the southerly line of said land of Country Lane Farms; thence along said southerly line North 86° 27' 00" West 150.00 feet; thence North 3° 33' 00" East 228.00 feet to the true point of beginning.

PARCEL B: A 36.00 foot easement for road and public utility purposes, with the right of ingress and egress over and across said 36.00 foot strip, the southerly line of which is described as follows:

Beginning at the intersection of a line which is parallel with and 228.00 feet Northerly, measured at right angles, from the southerly line having a length "18 chains", as described in said deed to Country Lane Farms, with the centerline of the strip of land 40.00 feet wide, as described in deed to the County of Los Angeles, recorded in book 933 page 198, of Deeds, in the office of said recorder, said centerline being the centerline of that portion of Dice Road, 40.00 feet wide, extending southerly from Slauson Avenue, as said centerline and Slauson Avenue are shown on the map of the Record of Survey recorded in book 65 page 38 in the office of the recorder of said county; thence from said point of beginning South 86° 27' 00" East, along first said parallel line, 853.95 feet.

The northerly and southerly lines of said 36.00 foot strip are to be shortened so as to terminate in the easterly line of Dice Road, 40.00 feet wide.

RESERVING unto the Grantor the right to dedicate said 36.00 foot strip for public use for highway purposes.

EXCEPTING THEREFROM, and reserving unto Grantor, all water, oil, gas and other hydrocarbon substances in and under said land, but without right of entry, however, except below a depth of 500 feet.

SUBJECT TO: Conditions, restrictions, reservations, easements, rights and rights

AND WHEN RECORDED MA 0

Name
CLAUDETTE A. EARL
Street Address
EARL MFG. CO. INC.
11876 BURKE STREET
City & State
SANTA FE SPRINGS, CA 90670

MAIL TAX STATEMENTS TO

Name
SAME AS ABOVE.
Street Address
City & State

COPY of Document Recorded
on.....as **80-695522**
Has not been compared with original
Original will be returned when
processing has been completed. **D**
LOS ANGELES COUNTY REGISTRAR - RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00582
TO-1923 CA (2-83)

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL
PTN.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 1,268.30

- () computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (XX) City of Santa Fe Springs, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DOT A. EARL, AS TRUSTEE OF THE EARL FAMILY TRUST DATED JANUARY 6, 1973,

hereby GRANT(S) to CLAUDETTE A. EARL,

the following described real property in the
County of Los Angeles, State of California:

Legal description attached hereto marked Exhibit "A" and by this reference incorporated at length herein.

Commonly known as: 11862 Burke St., Santa Fe Springs, Ca. 90670

Dated: March 19th, 1990

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On March 19th, 1990 before
me, the undersigned, a Notary Public in and for said State,
personally appeared DOT A. EARL, TRUSTEE

DOT A. EARL, as Trustee of the
EARL FAMILY TRUST dated January 6,
1973.

Dot A. Earl Trustee

personally known to me or proved to me on the basis of sat-
isfactory evidence to be the person whose name IS
subscribed to the within instrument and acknowledged
that SHE executed the same.
WITNESS my hand and official seal.

Signature

Mary K. Cooper
MARY K. COOPER



(This area for official notarial seal)

Title Order No.

Escrow or Loan No.

hat portion of that part of the 371 acre tract assigned by partition to A. S. C. de
ollioreno, as shown on map filed in Case No. 4367, of the Superior Court of the State
of California, in and for the County of Los Angeles, and that portion of that part of
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the centerline of that portion of Dice Road, 40.00 feet wide, extending southerly from
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